

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 600 WEST 13TH STREET FROM GENERAL OFFICE**
3 **(GO) DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY**
4 **(DMU-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from general office (GO) district to downtown mixed use-
10 conditional overlay (DMU-CO) combining district on the property described in Zoning
11 Case No. C14-2010-0197, on file at the Planning and Development Review Department, as
12 follows:
13

14 The south 80.44 feet of Lot 4, Block 154, Original City, in the City of Austin,
15 Travis County, Texas, according to the map or plat in the General Land Office of
16 the State of Texas (the "Property"),
17

18 locally known as 600 West 13th Street, in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "A".
20

21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:
23

24 A. The maximum height of a building or structure is 60 feet from ground level.
25

26 B. The following uses are prohibited uses of the Property:
27

28 Pawn shop services

Bail bond services

29 Cocktail lounge

Liquor sales

30 Outdoor entertainment
31

32 Except as otherwise specifically restricted under this ordinance, the Property may be
33 developed and used in accordance with the regulations established for the downtown
34 mixed use (DMU) base district, and other applicable requirements of the City Code.
35
36
37

1 **PART 3.** This ordinance takes effect on _____, 2011.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2011 § _____
9

10 Lee Leffingwell
11 Mayor

12 **APPROVED:** _____ **ATTEST:** _____
13
14

15 Karen M. Kennard
Acting City Attorney

Shirley A. Gentry
City Clerk

